

Planning Commission Actions

Regular Meeting
April 13, 2020 - 04:30 PM
City Hall - Room 317

Members present: Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Kimberly Caprini, Adam Duininck, Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum - 6)

Staff : Lisa Baldwin

Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes of [Mar 9, 2020](#).

Consent

4. Committee of the Whole - March 12, 2020

1. Commission Nominating Committee

Continued from the February 27, 2020 meeting.

City Staff: [Kimberly Holien](#)

The Nominating Committee nominated the following officers: Commissioner Rockwell as President, Commissioner Luepke Pier as Vice President, and Commissioner Olson as Secretary. Approved 9-0.

Discussion

5. **Land Sale - 2714 Bryant Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis2040.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[2714 Bryant Ave N](#)

6. **Land Sale - 2803 Aldrich Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis2040.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[2803 Aldrich Ave N](#)

7. **Land Sale - 3215 Girard Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis2040.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[3215 Girard Ave N](#)

8. **Land Sale - 2802 Oliver Ave N**

City Staff: [Madel Duenas](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis2040.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[2802 Oliver Ave N](#)

9. **Land Sales – 623 24th Ave N, 2316 Lyndale Ave N, 2316 ½ Lyndale Ave N, and 2318 Lyndale Ave N**

City Staff: [Rattana Sengsoulchanh](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis2040.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[623 24th Ave N & 2316- 2318 Lyndale Ave N](#)

10. **Land Sale – 2406 McNair Ave N**

City Staff: [Rattana Sengsoulchanh](#)

Action: **Approved** the staff report – the item is consistent with Minneapolis2040.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[2406 McNair Ave](#)

Public Comment

11. Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on www.minneapolismn.gov/tv/citycounciltv. The public may submit comments or participate by phone in the meeting by using the following website: www.minneapolismn.gov/meetings/index.htm.

Public Hearing

12. H. Alden Smith House & Apartments, 1400 Yale Place, 45 Spruce Place, and 1403 Harmon Place, Ward 7

City Staff: [Hilary Dvorak](#), PLAN10591

The City Planning Commission adopted staff findings for the application by Yellow Tree Corp.

A. Site plan review.

Action: **Approved** the site plan review for an amendment to a previously approved site plan review to add an additional 38 dwelling units for a total unit count of 125, subject to the following conditions:

1. All site improvements shall be completed by March 23, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability

[H. Alden Smith House & Apts](#)

Approved on consent.

13. Rogers Market & Deli, 2007 Glenwood Ave, Ward 5

City Staff: [Peter Crandall](#), PLAN10624

The City Planning Commission adopted staff findings for the application by Saoudoun Al-Khigany.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property from the C1 Neighborhood Commercial District to the C2 Neighborhood Corridor Commercial District.

Approved on consent.

[2007 Glenwood Ave](#)

14. Adult Day Care conversion, 3100 Lyndale Ave N, Ward 5

City Staff: [Lindsey Silas](#), PLAN10522

The City Planning Commission adopted staff findings for the application by Touney Xiong.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow an adult daycare, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. An exceptional landscaping plan, which includes seasonal interest and diversity in plant species and meets the landscaping and screening requirements of section 530.170 and is maintained as required in section 530.210, shall be provided. The applicant is encouraged to incorporate perennials and flowering plants.
3. Fences adjacent to street frontage shall be constructed of brick, wrought iron, and/or stone.
4. At least three canopy trees shall be provided on-site along Lyndale Avenue and at least three canopy trees shall be provided on-site along 31st Ave.
5. All parking spaces shall be within 50 feet of an on-site deciduous tree.
6. At least four bike racks shall be provided next to the building entrance. Bike racks shall meet the standards for short-term bicycle parking in section 541.180, they shall be located in a convenient and visible area within fifty (50) feet of a principal entrance and shall permit the locking of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position without damage to the wheels, frame or components.
7. The applicant shall provide signage designating the two designated drop-off spaces in the parking lot.
8. To comply with Chapter 537 – Accessory uses and structures, the proposed catering kitchen shall comply with the four development standards for catering.

Approved on consent.

[3100 Lyndale Ave N](#)

15. American Swedish Institute, 723-731 27th St E, Ward 6

City Staff: [Aaron Hanauer](#), PLAN10590

The City Planning Commission adopted staff findings for the application by American Swedish Institute.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow a principal parking facility serving an institutional use, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Approved on consent.

B. Site plan review.

Action: **Approved** the site plan review for a principal parking facility serving an institutional use, subject to the following conditions:

1. All site improvements shall be completed by March 23, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. To comply with Section 530.160. - General landscaping and screening shall be provided that will be at least three feet tall and 60 percent opaque along Columbus Ave and E 27th St.
5. To comply with 530.170. - Parking and loading landscaping and screening, not less than one (1) tree shall be provided for each twenty-five (25) linear feet or fraction thereof of parking or loading area lot frontage along Columbus Ave and E 27th St.

Approved on consent.

[727 27th St](#)

16. Developmental Achievement Center, 116 E 32nd St and 3128-3136 Stevens Ave, Ward 8

City Staff: [Aaron Hanauer](#), PLAN10456

The City Planning Commission adopted staff findings for the application by Jeff McElmury.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow for a developmental achievement center in the R4, Multiple Family District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Screening within the landscape yard along Stevens Avenue shall be installed that complies with Section 530.170 – Parking and loading landscaping and screening that consists of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque.
3. The unenclosed refuse container, transformers, and air conditioners shall be screened in compliance with Section 535.70 – Screening of mechanical equipment and Section 535.80 – Screening of refuse and recycling storage containers.
4. To comply with Chapter 537 – Accessory uses and structures, the proposed catering kitchen shall comply with the four development standards for catering.
5. The two-designated drop-off spaces shall be labeled as such.

Approved on consent.

B. Variance.

Action: **Approved** the variance to reduce the off-street parking from 36 spaces to 28 spaces, subject to the following condition:

1. To comply with Section 541.220 – Bicycle incentive, the applicant shall install a minimum of 10 bike parking spaces as shown on the site plan (C101).

Approved on consent.

[116 32nd St](#)

17. Family Tree Clinic, 1925 Nicollet Ave, Ward 6

City Staff: [Shanna Sether](#), PLAN10511

The City Planning Commission adopted staff findings for the application by Perkins and Will.

A. Variance.

Action: **Approved** the variance of the PO Pedestrian Oriented Overlay District standards to increase the building setback from 8 ft. to 11 ft. 7 in., subject to the following conditions:

1. The building shall be located 8 ft. or less to the front property line for at least 80% of the width of the first floor.
2. The building shall have a principal entrance facing Nicollet Ave.

Approved on consent.

B. Variance.

Action: **Approved** the variance to reduce the minimum drive aisle width from 22 ft. to 20 ft.

Approved on consent.

C. Site plan review.

Action: **Approved** the site plan review for a new two-story clinic, subject to the following conditions:

1. All site improvements shall be completed by March 23, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall provide architectural feature, recesses, projects, material changes, windows, murals, or similar to break up the blank wall facing east, in compliance with section 530.120 of the zoning code.
4. EIFS shall not be allowed. All four elevations of the structure shall comply with the City's durability standards for exterior materials and have consistent materials and proportions on all sides.

5. The applicant shall provide a 4-ft., open and decorative metal fence or a bench between the parking area and the public sidewalk.
6. The transformer located on the property shall be screened at least as tall as the equipment or 4 ft. in height, whichever is greater, and at least 95% opaque.
7. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
8. The applicant shall provide a lighting plan showing compliance with section 535.590 of the zoning code.

Approved on consent.

[1925 Nicollet Ave](#)

18. Visitation Monastery, 1619 and 1621 Fremont Ave N, Ward 5

City Staff: [Andrew Frenz](#), PLAN10633

The City Planning Commission adopted staff findings for the application by Sister Karen Mohan.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the properties located at 1619 Fremont Ave N and 1621 Fremont Ave N from the R2B Multiple Family District to the OR2 High Density Office Residence District.

Approved on consent.

B. Variance.

Action: **Approved** the variance to reduce the front yard setback from approximately 36 feet to 28 feet for an enclosed porch.

Approved on consent.

C. Variance.

Action: **Approved** the variance to reduce the north interior side yard setback from five feet to 4.9 feet for a detached garage.

Approved on consent.

D. Variance.

Action: **Approved** the variance to reduce the rear yard setback from five feet to 1.7 feet for a detached garage.

Approved on consent.

E. Site plan review.

Action: **Approved** the site plan review for a new convent, subject to the following conditions:

1. All site improvements shall be completed by March 23, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The plant materials, and installation and maintenance of the plant materials, shall comply with section 520.200 and 530.210 of the zoning code.
4. A total of at least fifteen (15) shrubs shall be provided on site.
5. Exterior lighting shall be installed adjacent to all building entrances to maintain a minimum acceptable level of security while not creating glare or excessive lighting.
6. All refuse storage containers shall be screened in compliance with MCO 535.80.
7. The applicant shall submit a lighting plan demonstrating compliance with MCO 535.590.

Approved on consent.

F. Minor Subdivision.

Action: **Approved** the minor subdivision to allow the merger of 1619 and 1621 Fremont Ave N, including the subdivision variance to increase the maximum number of sides from five to six.

Approved on consent.

[1619 Fremont Ave N](#)

19. North Loop Green Phase III, 405 and 408 4th Ave N; 328 and 330 4th St N, Ward 3

City Staff: [Hilary Dvorak](#), PLAN10576

A. Conditional use permit.

Action: **Continued** the conditional use permit to allow for the construction of the third phase of a Planned Unit Development including 452 dwelling units, approximately 339,000 square feet of office space, approximately 20,900 square feet of retail space and 488 enclosed parking spaces to the April 27, 2020, City Planning Commission meeting.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

B. Conditional use permit.

Action: **Continued** the conditional use permit to allow a surface parking area with 44 spaces in the DP Downtown Parking Overlay District to the April 27, 2020, City Planning Commission meeting.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

C. Variance.

Action: **Continued** the variance to increase the number of surface parking spaces in the DP Downtown Parking Overlay District from 20 to 44 to the April 27, 2020, City Planning Commission meeting.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

D. Variance.

Action: **Continued** the variance of the plaza standards to allow aerial obstructions, to reduce the amount of required seating and to reduce the amount of trash and recycling receptacles to the April 27, 2020, City Planning Commission meeting.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

E. Site plan review.

Action: **Continued** the site plan review for the third phase of a Planned Unit Development including 452 dwelling units, approximately 339,000 square feet of office space, approximately 20,900 square feet of retail space and 488 enclosed parking spaces to the April 27, 2020, City Planning Commission meeting.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

F. Preliminary and final plat.

Action: **Continued** the application for a preliminary and final plat to the April 27, 2020, City Planning Commission meeting.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[North Loop Green](#)

20. 911 W 24th St, Ward 10

City Staff: [Lindsey Silas](#), PLAN10628

The City Planning Commission adopted staff findings for the application by Eric Hansen.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property at 911 W 24th St from R2B to R3.

Approved on consent.

B. Variance.

Action: **Approved** the variance to increase the maximum lot coverage from 45 percent to 61.1 percent, subject to the following condition:

1. The project shall be in compliance with all conditions adopted by the Heritage Preservation Commission.

Approved on consent.

C. Variance.

Action: **Approved** the variance to reduce the minimum interior side yard setback along the south property line from 6 feet to 3.67 feet.

Approved on consent.

D. Variance.

Action: **Approved** the variance to reduce the minimum rear yard setback from 5 feet to 3.07 feet, subject to the following condition:

1. The area between the addition and the alley shall be landscaped with shrubs and perennials with seasonal interest.

Approved on consent.

E. Variance.

Action: **Approved** the variance to increase the maximum height of an opaque fence in the front yard from three feet to six feet, subject to the following conditions:

1. The project shall be in compliance with all conditions adopted by the Heritage Preservation Commission.
2. The fence shall be maintained in its existing location and no additional six-foot tall fencing shall be added in the front yard.

Approved on consent.

[911 W 24th St](#)

21. LEEF-South, 187-199 Irving Ave N and 190-198 James Ave N, Ward 5

City Staff: [Shanna Sether](#), PLAN10147

The City Planning Commission adopted staff findings for the application by Collage Architects.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 187, 191, 195 and 199 Irving Ave N and 190, 194, 196 and 198 James Ave N from the R5 Multiple-Family District to the OR2 High-Density Office Residence District.

Approved on consent.

B. Conditional use permit.

Action: **Approved** the conditional use permit to increase the maximum height from 4 stories, 56 feet, to 6 stories, 80 feet 6 inches, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the

zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Approved on consent.

C. Variance.

Action: **Approved** the variance to reduce the required front yard along Irving Ave N from 15 ft. to one ft. for the proposed structure and awnings, six and a half inches for balconies, and three ft. six in. for the surface parking area.

Approved on consent.

D. Variance.

Action: **Approved** the variance to reduce the front yard setback along James Ave N from 15 ft. to one ft. for the proposed structure, zero ft. for awnings, six ft. for the proposed surface parking area, and three ft. for the generator and transformer.

Approved on consent.

E. Variance.

Action: **Approved** the variance to reduce the corner side yard setback along Currie Ave W from 18 ft. to zero ft. for the proposed building.

Approved on consent.

F. Variance.

Action: **Returned** the variance to reduce the south interior side yard setback.

Approved on consent.

G. Variance.

Action: **Approved** the variance to reduce the rear yard setback from 5 ft. to 2 ft. 3 in. for the parking lot.

Approved on consent.

H. Variance.

Action: **Approved** the variance reduce the minimum off-street parking from 206 spaces to 146 spaces, subject to the following condition:

1. The applicant shall provide a minimum of fifty-five (55) bicycle parking spaces; at least ten (10) spaces shall meet the requirements for long-term bicycle parking.

Approved on consent.

I. Variance.

Action: **Approved** the variance minimum off-street loading from three large spaces to one.

Approved on consent.

J. Variance.

Action: **Approved** the variance to increase the maximum impervious surface from 85% to 96%, subject to the following conditions:

1. At least 15 percent of the site not occupied by buildings shall be landscaped.

Approved on consent.

K. Site plan review.

Action: **Approved** the site plan review for a mixed-use office building, subject to the following conditions:

1. All site improvements shall be completed by April 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. No additional shelving, equipment or other mechanisms shall block views into and out of the building in the area between 4 and 7 feet above the adjacent grade.
6. At least 15 percent of the site not occupied by the building shall be landscaped.
7. The applicant shall provide a landscaped yard a minimum of 7 ft. in width between public sidewalk and the southeast surface parking lot.
8. The applicant shall provide a landscaped yard a minimum of 7 ft. in width between the public sidewalk and the parking area along James Ave N.
9. Screening at least three feet in height and 60 percent opaque, consisting of a masonry wall, fence, berm, hedge, or combination thereof, shall be provided between the proposed surface parking areas and the public sidewalks.
10. The southeast parking lot shall be screened along the west and south property lines through a combination of shrubs and arborvitae.
11. At least one on-site tree shall be provided for each 25 linear feet, or fraction thereof, of parking or loading area frontage along both James Avenue N and Irving Avenue N.
12. The applicant shall screen the mechanical equipment per section 535.70 of the zoning code.
13. The applicant shall comply with the lighting requirements per section 535.590 of the zoning code.

Approved on consent.

[Leef South](#)

City Staff: [Hilary Dvorak](#), PLAN10498

The City Planning Commission adopted staff findings for the application by Graves Foundation.

A. Variance.

Action: **Approved** the variance to increase the maximum Floor Area Ratio (FAR) of the building from the permitted 2.125 to 2.78.

Approved on consent.

B. Variance.

Action: **Approved** the variance of the PO Pedestrian Oriented Overlay District standards to allow the building to be located between zero and 11 feet from the front property line along Hennepin Ave and between three and 20 feet from the front property line along Colfax Ave S.

Approved on consent.

C. Site plan review.

Action: **Approved** the site plan review for a new four-story, mixed use building including 45 dwelling units and ground floor commercial space, subject to the following conditions:

1. All site improvements shall be completed by April 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall work with CPED staff on the design of the decorative screen to ensure that it meets the requirements of Chapter 535, Regulations of General Applicability.
4. The applicant shall provide information about the size and height of the rooftop mechanical equipment and a sightline study to confirm that the building itself will screen it from the public street.
5. The final lighting plan shall conform to the standards of Chapter 535, Regulations of General Applicability.
6. The fence/gate shall be no taller than six feet or moved more than five feet from the front property line along Hennepin Ave.

Approved on consent.

[Peris Hill](#)

23. Portland and Washington Mixed-Use, 240 Portland Ave and 500-530 3rd St S, Ward 3

City Staff: [Mei-Ling Smith](#), PLAN10513

The City Planning Commission adopted staff findings for the application by Bob Loken of ESG.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow a planned unit development, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The plaza shall meet the minimum requirements in section 535.810 of the zoning code, as proposed, and shall be maintained in good order by the property owner for the life of the plaza.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

B. Conditional use permit.

Action: **Approved** the conditional use permit to allow a fire station, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

C. Conditional use permit.

Action: **Approved** the conditional use permit to allow a principal parking facility, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The site shall have a maximum of two curb cuts and the 3rd Ave S curb cut shall be eliminated from the final plans.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

D. Site Plan Review.

Action: **Approved** the site plan review for a planned unit development that includes a 23-story tower with 238 dwelling units and 5,400 square feet of commercial space, and a 7-story residential building with 90 dwelling units, a fire station, and a principal parking facility, subject to the following conditions:

1. All site improvements shall be completed by April 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The lighting plan shall show footcandles at the nearest property and curb lines to demonstrate compliance with section 535.590 of the zoning code. The project shall provide lighting at all building entrances, and along walkways to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site.
4. All signage requires a separate permit from CPED.
5. A minimum of seven parking stalls shall be designated as visitor spaces and signed accordingly, in compliance with Table 541-2 of the zoning code.
6. The applicant shall work with CPED and Public Works staff to integrate additional strategies to mitigate the impact of the vehicle access and drop-off off of Portland Ave, including the consideration of moving the drop-off area to the interior of the site, improving the pavement and curb design, narrowing driveways, and adding pedestrian signals.
7. The blank walls on floors three (3) through seven (7) of the north elevation of the low-rise building shall be eliminated.
8. The site shall have a maximum of two curb cuts and the 3rd Ave S curb cut shall be eliminated from the final plans.
9. Any awnings or other encroachments into the public right-of-way shall be indicated on the plan and the applicant shall obtain the appropriate encroachment permits from the Right-of-Way department.
10. The elevations of the low-rise building shall be updated to replace the thin fiber-cement panel with a more durable material.
11. The fire station garage doors shall be transparent, as proposed.
12. The top level of the garage shall be fully screened from the adjacent pool through landscaping and/or fencing.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

E. Preliminary and final plat.

Action: **Approved** the application for a preliminary and final plat that results in one lot.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[PortlandWashington](#)

24. KIPP North Star Academy, 5000 and 5060 Oliver Ave N, Ward 4

City Staff: [Andrew Frenz](#), PLAN10649

The City Planning Commission adopted staff findings for the application by KIPP MN Affiliated Building Corporation.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow an addition to an existing K-12 school in the R1 Multiple Family District, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Approved on consent.

B. Site plan review.

Action: **Approve** the site plan review for a 1,430 square-foot addition to an existing school, subject to the following conditions:

1. All site improvements shall be completed by April 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. Not less than forty-six (46) trees and one hundred and eleven (111) shrubs shall be provided on site.
4. A landscaped yard of at least seven (7) feet in depth and including screening of three (3) feet in height and at least sixty (60) percent opacity and at least one (1) canopy tree for each twenty-five (25) feet of frontage shall be provided along Oliver Avenue North between the pedestrian access point and the existing landscaped yard to the north.
5. The plant materials, and installation and maintenance of the plant materials, shall comply with section 520.200 and 530.210 of the zoning code.
6. A minimum of seventy-five (75) bicycle parking spaces shall be provided on the site. At least fifty (50) percent of the provided spaces shall meet the zoning code standards for short-term bicycle parking.
7. The applicant shall designate two dedicated loading spaces in the vicinity of the existing trash enclosure area. The designated loading spaces shall meet the minimum dimensions for small loading spaces in the zoning code.

Approved on consent.

[5000 Oliver Ave N](#)

25. HCMC Addition, 716 7th St S, Ward 7

City Staff: [Lindsey Silas](#), PLAN10695

The City Planning Commission adopted staff findings for the application by Trevor Gruys.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow an addition to a hospital, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Approved on consent.

B. Variance.

Action: **Returned** the variance to reduce the minimum loading requirement.

Approved on consent.

C. Site plan review.

Action: **Approved** the site plan review for a 11,300 square foot addition to a hospital, subject to the following conditions:

1. All site improvements shall be completed by April 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. Any future signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. The final plans shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.

Approved on consent.

[716 7th St S](#)

26. Dakar Building, 1626 E Lake St and 2940 17th Ave S, Ward 9

City Staff: [Lindsey Silas](#), PLAN10696 and Vac1720

The City Planning Commission adopted staff findings for the application by Clay Dutra.

A. Conditional use permit.

Action: **Approved** the conditional use permit to increase the maximum allowed height in the C1 District from 3 stories or 42 feet to 5 stories or 51.2 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The portion of the building located north of the midline of the vacated alley shall be no taller than three stories.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

B. Variance.

Action: **Approved** the variance to increase the maximum floor area ratio from 2.04 to 2.64.

C. Variance.

Action: **Approved** the variance to reduce the minimum dwelling unit size for one bedroom units from 500 square feet to 451 square feet.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

D. Site plan review.

Action: **Approved** the site plan review for a mixed-use building with 36 dwelling units and 4,577 square feet of commercial space, subject to the following conditions:

1. All site improvements shall be completed by April 13, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
5. The final plans shall be revised to demonstrate how all building entrances and walkways will be lit to maintain a minimum acceptable level of security while not creating glare or excessive lighting of the site to comply with sections 530.130 and 530.260 of the zoning code.
6. All surface parking spaces shall contain wheel stops.
7. The applicant shall mitigate the blank wall on the south side of the west elevation with a mural or green wall.
8. There shall be no blank, uninterrupted walls of 25 feet or more on the north elevation.
9. Not less than two canopy trees shall be provided on site.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

E. Vacation.

Action: The City Planning Commission recommended that the City Council **approve** the vacation of the public alley.

Aye: Caprini, Duininck, Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy.

[1626 E Lake St](#)

27. Ox-Op Signage, 1111 Washington Ave S, Ward 3

City Staff: [Lindsey Silas](#), PLAN10738

The City Planning Commission adopted staff findings for the application by Shari King.

A. Conditional use.

Action: **Approved** the conditional use permit to allow a dynamic sign, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Approval of the final sign plans by the Department of Community Planning and Economic Development. All signage requires a separate permit from CPED.

Approved on consent.

B. Variance.

Action: **Approved** the variance to increase the maximum size of a dynamic sign from 32 square feet to 48 square feet, subject to the following condition:

1. Approval of the final sign plans by the Department of Community Planning and Economic Development. All signage requires a separate permit from CPED.

Approved on consent.

[1111 Washington Ave S](#)

28. 30 26th Ave N, Ward 5

City Staff: [Andrew Frenz](#), PLAN10750

The City Planning Commission adopted staff findings for the application by the Minneapolis Park and Recreation Board.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow the development of a public park facility on or within 40 feet of the top of a steep slope and within 50 feet of the ordinary high water mark of protected waters in the SH Shoreland Overlay District and the MR Mississippi River Critical Area Overlay District, subject to the following conditions:

1. The height of the proposed beacon structure shall be reduced to thirty-five (35) feet or less.

Approved on consent.

[30 26th Ave N](#)

29. Roadrunner Records, 4534 Nicollet Ave, Ward 8

City Staff: [Andrew Frenz](#), PLAN10698

The City Planning Commission adopted staff findings for the application by Double Yellow Line, LLC.

A. Rezoning.

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone the property located at 4534 Nicollet Avenue from the R2B Multiple Family District to the C2 Neighborhood Corridor Commercial District, retaining the AP Airport Overlay District.

Approved on consent.

[4534 Nicollet Ave](#)

30. Calhoun Towers, 3404 and 3430 List Place, 3441 31st St W, 3140 Abbott Ave S, and 3421 W Lake St, Ward 13

City Staff: [Aaron Hanauer](#), PLAN10755

The City Planning Commission adopted staff findings for the application by Robb Bader of Calhoun Development LLC.

A. Registered land survey.

Action: **Approved** the application for a preliminary and final registered land survey, subject to the following condition:

1. This action of the Planning Commission shall be recorded with Hennepin County at or prior to such time as the signed RLS is presented for recording with Hennepin County.

Approved on consent.

[3430 List Place](#)

Announcements

31. Updates from CPED staff.

Adjournment

Notice: A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

The President reserves the right to vote until needed to break a tie.

Next Planning Commission meeting: Apr 27, 2020

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail lisa.kusz@minneapolismn.gov. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.